

## Flexible, all inclusive business space - Available To Let Immediately

7 Baxter Court High Baxter Street, Bury St Edmunds, Suffolk, IP33 1ES

# Merrifields



Size: 445 Sq Ft

Located off Abbeygate Street

Mews style office/retail complex

Flexible, short term leases available

Rents on an all inclusive monthly basis

Available To Let immediately on terms to be agreed

 01284 700 700

 [info@merrifields.co.uk](mailto:info@merrifields.co.uk)

 [www.merrifields.co.uk](http://www.merrifields.co.uk)

Merrifields Chartered Surveyors  
63 Churchgate Street  
Bury St Edmunds, IP33 1RH

## Description

Baxter court is a town centre mews style office/retail complex in a secure environment behind Dipples Jewellers on Abbeygate Street. Occupiers within the building include recruitment consultants, property managers, a barber shop and an artisan craft maker.

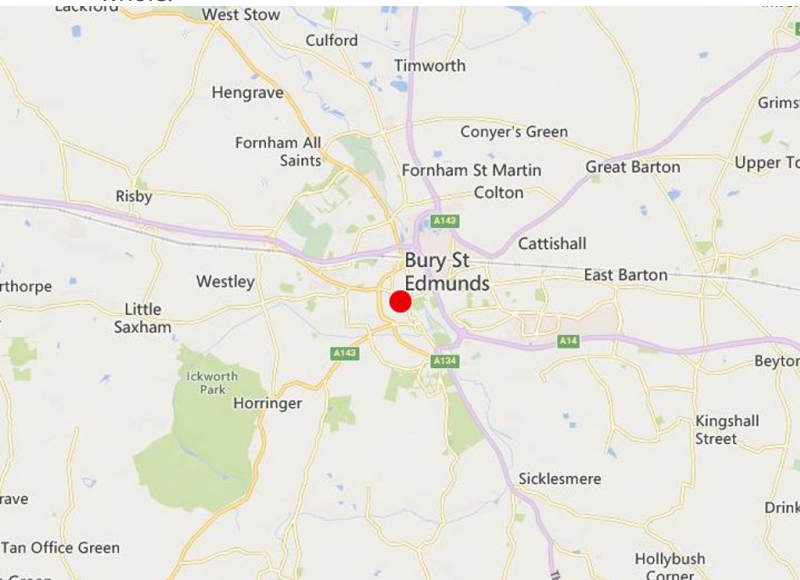
Office 7 is accessed via a communal entrance off High Baxter Street and situated on the second floor of the building. The office is arranged over two rooms and benefits from original sash windows, carpeting, LED and spot lighting, electric heating and shared WCs.

## Accommodation

The property has been measured to produce the following approximate (s):

Total	445 Sq Ft	41.34 Sq M
-------	-----------	------------

This is available at an all inclusive rate for the space as a whole.



## Availability

The offices are available TO LET immediately on flexible lease terms to be agreed.

## Rent

£670 per month inclusive.

## VAT

The premises are not opted for VAT.

## Business Rates

The rateable value is £4,750 (2026).

## Service Charge

The service charge, utilities and insurance costs for the building are included within the rent. This covers but is not limited to all building-wide repairs and void maintenance, as well as the cleaning and general upkeep of the internal common areas.

## Costs

Each party will bear their own legal costs.

## EPC

The EPC rating is D (84).

## Viewing & Further Information

**Jack Hastings**

01284 700700

jack@merrifields.co.uk

**Anaya John-Baptiste**

01284 700700

anaya@merrifields.co.uk

REF: A6488 / 08.06.26

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.